

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: JANUARY 9, 2008

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-24803 - PUBLIC HEARING - APPLICANT: GOO GOO CAR WASH SYSTEMS - OWNER: FORTIER QUINCY E MD TRUST - Request for a Special Use Permit FOR A PROPOSED CAR WASH, FULL SERVICE at 5550 West Charleston Boulevard (APN 138-36-408-006), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian). Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

4

City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (6-1 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Protest/support postcards
6. Submitted after final agenda – Protest postcard
7. Submitted after meeting – Recordation notice of Council action an conditions of approval for Items 114-115
8. Backup referenced from the 11-29-07 Planning Commission Meeting Item 49

Motion made by LOIS TARKANIAN to Approve subject to conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

RICKI Y. BARLOW, LOIS TARKANIAN, LARRY BROWN, OSCAR B. GOODMAN,
GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public Hearing open for Items 114 and 115.

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ATTORNEY TREVOR HAYES, 300 South Fourth Street, appeared on behalf of the applicant together with FOREST JAMES, owner and operator, and DARREN BRADDEN, Goo Goo Car Wash Systems. ATTORNEY HAYES described the increased landscaping, as requested by COUNCILWOMAN TARKANIAN.

KEVIN DAVIS resides near the Del Rey Avenue area and stated that this area has been neglected but there is hope that good things are happening. The community depends upon the City Council to look after the residents and count on them taking care of this area. His main concern is that on the site plan, a berm is depicted on Lindell Road and it might cause traffic to be directed into the residential areas. MARGO WHEELER, Director of Planning and Development Department, clarified that it is an island on the south side of Charleston Boulevard. BART ANDERSON, Public Works Department, added that the island could affect this project, but the Traffic Engineer will review the plans and determine whether or not such a traffic changing device is necessary. Ultimately, Nevada Department of Transportation (NDOT) would make that determination because this is an NDOT road. The applicant would need an occupancy permit to change anything along Charleston Boulevard, and possibly, NDOT might say yes. Just because it is shown, it does not mean it is part of the plan.

ATTORNEY HAYES acknowledged that Charleston Boulevard is a state highway and they would have to work with NDOT for the approval of the island. MR. DAVIS reiterated that his concern is that the island is drawn in the plan. MR. ANDERSON affirmed MR. DAVIS' comment, but NDOT would make the final determination. MR. DAVIS remarked that Lindell Road is becoming a major thoroughfare and traffic is turning in and out. Charleston Boulevard is a busy road and needs to flow smoothly. ATTORNEY HAYES commented that this will be an issue no matter what is developed on this site.

MAYOR GOODMAN asked if an application is made to NDOT, if MR. DAVIS would be able to address these issues with NDOT at that time. MR. ANDERSON replied he doubts there is public input on occupancy permits, but MR. DAVIS could contact NDOT and express his concern. Public Works staff does not want to see vehicles going straight up Lindell Road/Charleston Boulevard. This is a proposal to mitigate that. MR. DAVIS pointed out that when Duneville Road was closed and individuals were forced to go on Lindell Road, they actually head up Del Rey Avenue as it is a wider street. There are no sidewalks and that is a concern for pedestrians. If an island is put in place, this could cause an impact.

COUNCILWOMAN TARKANIAN was really concerned about the island. ATTORNEY HAYES stated they cannot make promises as to what NDOT can and cannot do. MR. JAMES added that their engineers met with NDOT, who proposed putting in a T-median that would allow left-hand turns in and out of Lindell Road but prevent left-hand turns in and out of the project's side. Therefore, they were just complying with their recommendation. MR. DAVIS reiterated that this will drive people into the residential area.

COUNCILMAN BROWN pointed out that people still have the option to head west or east, as it appears to be a triangle that allows movement both ways.

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COUNCILWOMAN TARKANIAN asked MR. JAMES to explain how the turn would happen. MR. JAMES explained that NDOT wanted to make a right-hand turn only because cars cannot make a left-hand turn as it would cause a collision. The applicant is okay with having right-in-right-out on their side. Lindell Road will remain the same and just have a T median.

MR. ANDERSON explained that the island is not on the south side of Charleston Boulevard but actually in the center of Charleston Boulevard, so it will not prevent anybody currently using Lindell Road from turning right or left. It will prevent those from the north side from turning left. MR. DAVIS still felt that Charleston Boulevard is extremely congested during rush hour and this would compound the situation. He does not oppose the proposed carwash but it is not a good idea to put something like this in a high-traffic area.

COUNCILWOMAN TARKANIAN confirmed with MR. ANDERSON that a condition stating right-in-right-out is not part of the application, but one could be added. The Councilwoman commented that every effort will be made to improve the corridor on Charleston Boulevard. MAYOR GOODMAN commented that of all the streets he travels, Charleston Boulevard is the greatest as it seems to have lights that are more synchronized.

MR. DAVIS verified with ATTORNEY HAYES that there will be a wall on the back of the property to protect residents at Alpine Place. ATTORNEY HAYES added that landscaping will be added along the wall to further buffer the residents at Alpine Place.

MAYOR GOODMAN declared the Public Hearing closed for Items 114 and 115.